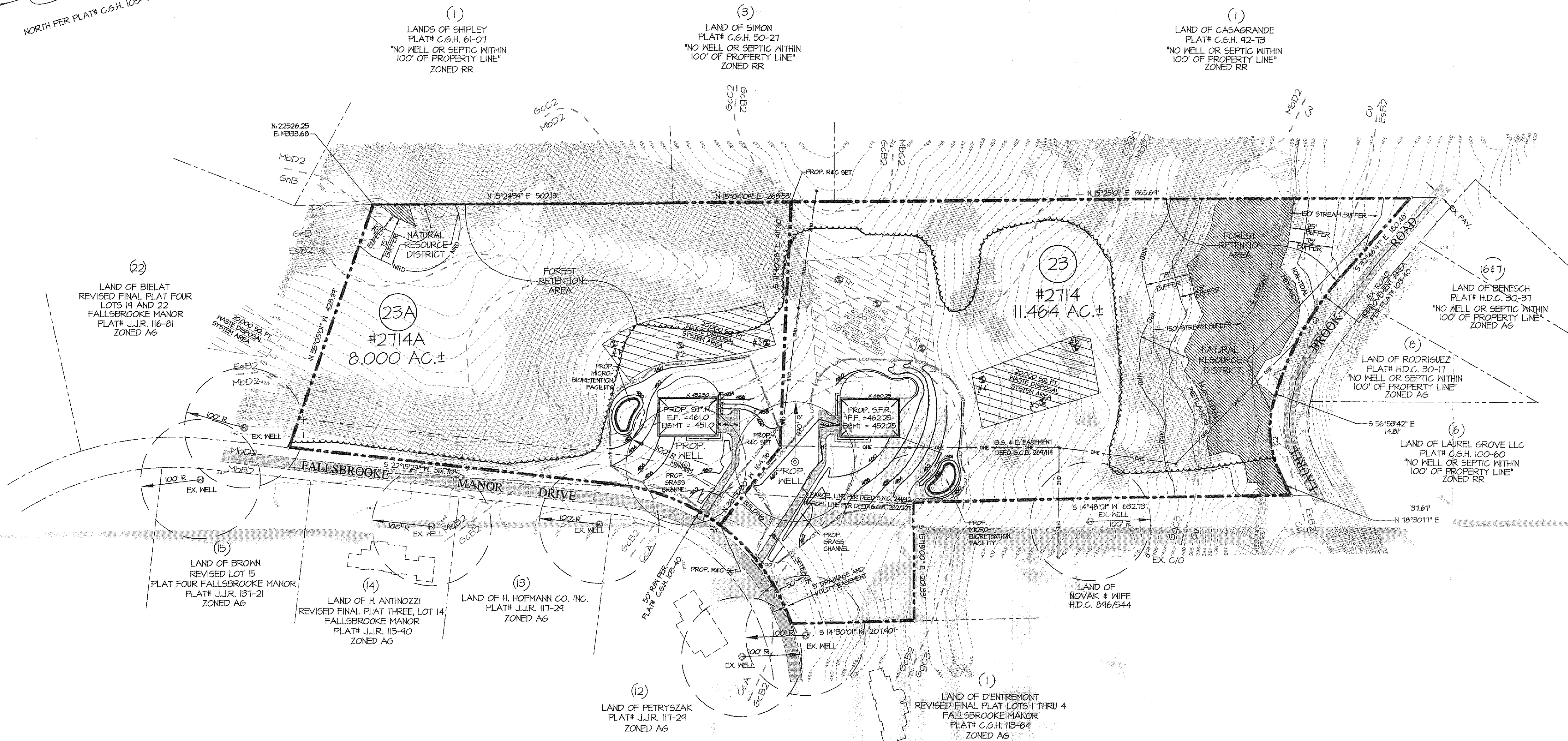


COPYRIGHT ADG THE MAP-USED WITH PERMISSION  
PERMITTED USE NO. 21001991  
**LOCATION MAP**  
SCALE: 1" = 2000'



### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	510.11'	215.06'	N 44°50'16" W	213.41'	24°06'54"	104.15'
C2	110.14'	132.91'	N 74°11'42" W	124.58'	44°36'01"	10.03'
C3	350.00'	345.14'	N 54°39'53" E	314.94'	64°47'01"	222.05'

### FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0140 D & #24025C0143 D, DATED 1-7-04 OF HARFORD COUNTY, MARYLAND (INCORPORATED AREAS) PANEL 140 & 143 OF 315. ZONE X IS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

### SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO REVISE PREVIOUSLY RECORDED PLAT# 118-40 TITLED "REVISED FINAL PLAT LOT 23, FINAL PLAT THREE, FALLSBROOKE MANOR" INASMUCH AS THE FURTHER SUBDIVISION OF EXISTING LOT 23 TO CREATE LOT 23 AND LOT 23A AS SHOWN HEREON.

### IMPERVIOUS AREAS

LOT 23 HOUSE, DRIVE, WALKS, PATIO & SHED = 263 AC +/-  
LOT 23A HOUSE, DRIVE, WALKS, PATIO & SHED = 216 AC +/-  
LOT 23 & 23A = 479 AC +/-

### PRIOR TO ISSUANCE OF BUILDING PERMIT

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

### NOTES

- DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.
- THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
- PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.
- THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.
- THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE.
- THIS PLAT IS SUBJECT TO REVISIONS.
- THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORMWATER MANAGEMENT.
- PRIVATE DRIVEWAY ACCESSSES SHALL MEET SIGHT DISTANCE REQUIREMENTS ACCORDING TO HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.
- THERE ARE NO AREAS LOCATED ON SITE OR ADJACENT TO SITE THAT HAVE BEEN IDENTIFIED AS CONTAINING PLANT AND ANIMAL HABITAT OF STATE OR COUNTY IMPORTANCE.
- THIS SITE IS SUBJECT TO AN EXISTING FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN. NO REVISION TO EITHER PLAN IS PROPOSED BY THIS SUBDIVISION.
- FOREST STAND DELINEATION # 94-020
- FOREST CONSERVATION PLAN # 94-125

### LEGEND

- DENOTES PROPOSED DWELLING.
- DENOTES THE 20,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
- DENOTES EXISTING TREE LINE.
- NON-TIDAL WETLAND.
- SOIL TYPE.
- EXISTING CONTOURS.
- EXISTING CONTOURS.
- DENOTES SLOPES GREATER THAN 15%.
- DENOTES SLOPES GREATER THAN 25%.
- LIMIT OF DISTURBANCE.
- DENOTES NATURAL RESOURCE DISTRICT.

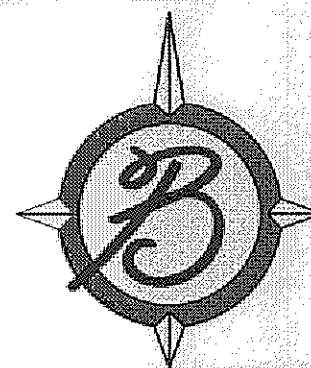
### SUBDIVISION DATA

- TOTAL ENCLOSED AREA: 11.464 AC +/-
- TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: 0.00 AC +/-
- TOTAL LOT AREA: 11.464 AC +/-
- LOTS CREATED AFTER 2-8-77
- TAX MAP #54, PARCEL #52
- DEED REFERENCE: C.G.H. 3104/222
- #2714 INDICATES HOUSE NUMBER.
- (23) INDICATES LOT NUMBER.
- NUMBER OF LOTS: 1
- NUMBER OF PROPOSED LOTS: 2
- PRESENT ZONING: AG
- PROPOSED USAGE: RESIDENTIAL - CONVENTIONAL
- G.A.P. # HA-005008(0)
- ONE (1) ADDITIONAL DEVELOPMENT RIGHT IS BEING USED TO CREATE LOT 23A.

REVISIONS		
NO.	DATE	DESCRIPTION

### OWNER/DEVELOPER

BREEDEN ESTATE  
C/O BROWN, BROWN & YOUNG PA  
200 SOUTH MAIN STREET  
BEL AIR, MARYLAND 21014  
ATTN: A. J. A. YOUNG  
PHONE: (410) 838-5500  
DEED C.G.H. 3104/222  
PLAT# J.J.R. 118-40



### BAY STATE LAND SERVICES

Engineers \* Surveyors \* Planners \* Architects \* Geotechnical Testing  
P.O. Box 853, Bel Air, Maryland 21014  
2012 Rock Spring Road, Forest Hill, Maryland 21050  
Phone: (410) 879-4747 Fax: (410) 420-3849  
www.baystatelandservices.com

PRELIMINARY PLAN  
LOT 23  
FINAL PLAT THREE

## FALLSBROOKE MANOR

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

DATE 02/05/13	DRAWING NO. <b>PP01</b>
SCALE 1"=100'	SHEET 1 OF 1
CHECKED BY COC/ME	BSLS JOB NO. 120413
DRAWN BY JSC	